

Exhibit 11

**CLOSING DATES LIST
REAL ESTATE CONTRACT**

PROPERTY	2137 RED MOUNTAIN RD
BUYER:	VICTOR KOZENKO
SELLER:	LEE LOVETT
LISTING AGENT	SCOTT DAVIDSON
SELLING AGENT	HEIDI HOUSTON

DUE DATE	PROVISION	RESPONSIBLE PARTY
5/30/97	Signed Contract/Acceptance Date	Both Parties 5/30/97
6/2/97	Earnest Money Received:	Held by: Pitkin Cty Title
	Title Ordered: 5/29/97	By Listing Agent
	Title Deadline: 6/6/97	From:
	Title Delivered: 5/27/97	To: JOEL HENDERSON
	Title Review Completed	By Buyer and Buyer's Atty
	Title Unsatisfactory	
	Seller Disclosure 6/4/97	Seller give to Buyer 6/4/97
	Inspection Completed 5/30/97	Buyer
	Due Diligence Completed	Buyer
	Resolve Unsat. Inspection Items	Both Parties
	Appraisal Deadline N/A	To be Determined
	Loan Company & Loan Approval	
	Closing Docs Ordered	Listing Agent
	Closing Docs Delivered 6/4/97	Title Company
	Review Final Settlements & Deed	All Parties
	All Docs Fed Exed, Monies Wired	All Parties
	CLOSING 6/6/97	All Parties
	Post Closing Items:	
	- Deed Recordation	
	- Funds Wired to Seller	
	- Complete Documents to All	
	- Title Insurance to Buyer	
	NAME/COMPANY	PHONE/FAX
Surveyor		
Appraiser	N/A	
Inspector	BOB ELLER BLDG INSPECTION 945-1433	
Contractor		
HomeownerAs.		
Caretaker		
BUYER ATTY		
SELLER ATTY		

**GOVERNMENT
EXHIBIT**

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(ID)

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